

Boone County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Boone County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Boone County has two cross-county units. Boone is the major county for Jamestown Civil Town, which crosses into Hendricks County. Boone is the minor county for Sheridan Community Schools, which originates in Hamilton County.

Boone County has no conservancy districts.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$7.7 million or 8.93%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increase in levy was due to the MSD Martinsville School Corporation (\$993,426) and the Mooresville Consolidated School Corp. (\$561,125).

Boone County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$2,858,886	\$3,315,598	\$456,712	15.98%
Cumulative Bridge	1,166,892	861,194	-305,698	-26.20%
Children's Psychiatric Res Treatment	97,241	120,567	23,326	23.99%

Boone County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$1,719,221	\$1,054,963	-\$664,258	-38.64%

Total County levy decreased by \$318,968 or 3.49%.

Center Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Emergency Fire Loan	\$-0-	\$244,195	\$244,195	-%

Total Township levy increased \$261,723 or 60.53%. Emergency fire loan received for 2008.

Union Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire Building Debt	\$-0-	\$99,813	\$99,813	-%
Emergency Fire Loan	-0-	218,588	218,588	-%

Total Township levy increase of \$317,704 or 473.73%. New township debt for fire building debt and emergency fire loan was issued for 2008.

Worth Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Emergency Fire Loan	\$-0-	\$299,788	\$299,788	-%

Total Township levy increased \$278,434 or 237.23%. Emergency fire loan received for 2008.

Zionsville Community School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$15,074,210	\$17,901,410	\$2,827,200	18.76%
Debt Service	14,821,046	15,816,899	995,853	6.72%
Capital Projects	2,215,191	4,169,022	1,953,831	88.20%

Total School levy increase of \$5,727,426 or 15.88%. School was approved for a \$15.8M lease in 2005 that started payments in 2008. Capital Projects Fund was levied up to max rate for 2008.

Lebanon Community School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$6,670,667	\$7,459,766	\$789,099	11.83%
Capital Projects	2,565,474	2,806,831	241,357	9.41%

Total School levy increase of \$1,014,368 or 5.92%.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	6.80%
Industrial	37.97%
Commercial	9.52%

<u>Class</u>	<u>% Increase</u>
Residential	9.56%
Exempt	49.23%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	11.38%	10.80%
Industrial	4.95%	6.07%
Commercial	10.19%	9.92%
Residential	68.72%	66.91%
Exempt	4.76%	6.31%

As can be seen from the analysis, a shift from residential, commercial, and agricultural property to industrial and exempt property occurred. This shift was approximately 2.67%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
CENTER TOWNSHIP	6.34%	8.08%	1.64%	3.19%	4.29%	-2.49%
LEBANON CITY	8.15%	2.06%	-5.63%	-5.45%	-4.91%	-13.07%
ULEN TOWN	-0.24%	-3.85%	-3.62%	-3.07%	-2.46%	-10.61%
CLINTON TOWNSHIP	17.95%	13.41%	-3.85%	-2.64%	-2.18%	-11.96%
EAGLE TOWNSHIP	14.65%	15.46%	0.71%	0.70%	1.40%	-2.07%
ZIONSVILLE TOWN	9.18%	7.09%	-1.91%	-2.18%	-1.78%	-4.46%
HARRISON TOWNSHIP	9.50%	5.38%	-3.76%	-2.51%	-2.07%	-11.85%
JACKSON TOWNSHIP	13.13%	8.79%	-3.84%	-2.63%	-2.17%	-11.96%
ADVANCE TOWN	3.91%	1.21%	-2.60%	-1.66%	-0.80%	-12.10%
JAMESTOWN TOWN	2.63%	0.72%	-1.86%	-0.50%	0.44%	-9.87%
JEFFERSON TOWNSHIP	14.86%	9.86%	-4.36%	-3.37%	-2.88%	-12.66%
MARION TOWNSHIP	8.94%	9.51%	0.53%	2.89%	4.05%	-6.88%
PERRY TOWNSHIP	6.58%	2.77%	-3.58%	-2.89%	-2.40%	-9.27%
SUGAR CREEK TOWNSHIP	16.00%	10.77%	-4.51%	-3.60%	-3.10%	-12.86%
THORNTOWN TOWN	-3.44%	-5.68%	-2.33%	-1.14%	-0.48%	-12.04%
UNION TOWNSHIP	17.81%	26.03%	6.98%	7.77%	8.94%	5.46%

WASHINGTON TOWNSHIP	9.96%	5.20%	-4.33%	-3.33%	-2.85%	-12.63%
WORTH TOWNSHIP	9.02%	15.50%	5.94%	8.48%	9.73%	4.23%
WHITESTOWN TOWN	21.79%	28.56%	5.56%	7.47%	8.25%	3.12%
WHITESTOWN PERRY	25.55%	33.46%	6.30%	8.37%	9.20%	4.01%
Average	10.70%	8.93%	-0.75%	0.37%	1.15%	-6.29%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Upward pressure on tax rates came from increases in tax levies, especially debt levies that don't benefit from PTRC or HSC. Boone County had a significant increase in debt levies county wide.

The estimated reduction in net homestead tax bills for Boone County is 5.68%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	18.6%	10.2%	34.4%	10.9%	10.9%	15.0%
Industrial	30.9%	13.1%	20.1%	14.7%	8.5%	12.7%
Residential	14.3%	18.4%	59.6%	3.2%	1.6%	2.9%
Overall	11.8%	15.8%	48.7%	17.4%	3.1%	3.2%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.